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Letting Agents

23 Balmoral Close, Penrith, Cumbria, CA11 9BJ



- **Modern Detached Family House**
- **Cul-de-Sac Estate Convenient for Penrith Town Centre**
- **Living Room, Dining Room + Conservatory**
- **Kitchen, Utility Room + WC**
- **4 Bedrooms, En-Suite Shower Room + House Bathroom**
- **Of Road Parking + Integral Store Room/Garage**
- **Enclosed Garden to the Rear**
- **uPVC Double Glazing + Gas Central Heating**
- **Tenure - Freehold. Council Tax Band - D. EPC - TBC**

Asking price £290,000

In a convenient location, close to Penrith town centre yet set in a cul-de-sac development, 23 Balmoral Close is an attractive, modern, detached family home with accommodation comprising; Entrance Porch, Living Room, Dining Room, Conservatory, Kitchen, Utility Room, Cloakroom, Landing, 4 Bedrooms, an En-Suite Shower Room and a House Bathroom.

Outside there is Off Road Parking for up to three cars and an Enclosed Rear Garden to the rear. The integral garage has been partially converted to a room, but can easily be reverted to the garage.

The property also benefits from uPVC Double Glazing and Gas Central Heating.

Location

From the centre of Penrith, head up Castlegate and cross over the mini roundabout. Turn left off the next mini roundabout and follow the road round to the left and right. Turn left into Norfolk Place and right into Castle Park. 23 Balmoral Close is 2nd house on the right.

Amenities

Penrith is a popular market town, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 16,000 people and facilities include: infant, junior and secondary schools. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefiting from the superb outdoor recreation opportunities.

Services

Mains water, drainage, gas and electricity are connected to the property.

Tenure Freehold

The property is freehold and the council tax is band D.

Anti Money Laundering Requirements

In line with The Money Laundering, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017, as a regulated profession, we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. To do so the Credit Referencing Agencies may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

A of (£24 inc VAT) per purchaser will be charged to cover the costs associated with fulfilling our obligations under the act. A link will be sent to your mobile to enable you to make the payment and thereafter the biometric check.

Referral Fees

WGH work with the following provider for arrangement of mortgage & other products/insurances, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them WGH will receive a referral fee :

Fisher Financial, Carlisle

The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a composite security door to the

Porch

With quarry tiled floor and door to the;

Hall

Stairs off, there is a single radiator and door to the

Living Room 16'3 x 10'11 (4.95m x 3.33m)

A uPVC double glazed box bay window to the front gives a good level of natural light and there is a double radiator, a TV aerial point and a satellite lead. An open archway leads to the



Dining Room 9'8 x 10'10 (2.95m x 3.30m)

Having a single radiator, a door to the kitchen and a uPVC double glazed door to the



Conservatory 9'2 x 8'7 (2.79m x 2.62m)

Being a uPVC double glazed frame set on a dwarf wall with tiled floor and double doors to the garden. There is a double radiator, a central ceiling light and a TV point.



Kitchen 9'6 max x 11'7 (2.90m max x 3.53m)

Fitted with a range of off white units and a granite effect work surface incorporating a stainless steel 1 1/2 bowl single drainer sink with mixer taps and a tiled splash back. There is a built in electric double oven and gas hob with an extractor hood above and an integral dishwasher. The floor is tiled and there is a single radiator, a uPVC double glazed window with blind to the rear and a door to the;



Utility Room 5'4 x 6'10 (1.63m x 2.08m)

With plumbing for a washing machine and space for a tumble dryer. The floor is tiled and doors lead to the garage, outside and;

WC

Fitted with a toilet and wash hand basin. The floor is tiled and there is an extractor fan and a single radiator.



Store Room-Garage 16'8 x 8'10 (5.08m x 2.69m)

the vehicle door has been replaced with uPVC double glazed double doors with side windows, this could easily be reversed if required. A wall mounted Baxi condensing boiler provides the hot water and central heating. A low level door gives access to the under stair cupboard.

First Floor - Landing

A ceiling trap gives access to the roof space.

Bedroom One 12'8 x 11'1 (3.86m x 3.38m)

Having a built in wardrobe, a uPVC double glazed window to the front, a single radiator and TV aerial lead.



En-Suite 6'3 x 5'9 (1.91m x 1.75m)

Fitted with toilet, a wash basin with cupboard below and shower enclosure with a mains shower and tiles to two sides. There is a single radiator, an extractor fan and a uPVC double glazed window to the front.



Bedroom Two 12'8 x 8'4 (3.86m x 2.54m)

Having a built in wardrobe, single radiator and a uPVC double glazed window to the front.



Bedroom Three 10'11 x 7'9 (3.33m x 2.36m)

Having a single radiator, a TV point and a uPVC double glazed window to the rear



Bedroom Four 10'11 x 7'5 (3.33m x 2.26m)

Having a single radiator, a TV point and a uPVC double glazed window to the rear



Bathroom 8' x 7'1 (2.44m x 2.16m)

Fitted with a contemporary toilet with a concealed cistern and a wash basin with drawer below and there is a bath with mixer shower taps, tiles around and a clear shower screen. A built in airing cupboard housing the hot water tank and shelves and there is a shelved open linen cupboard. There is a heated towel rail, an extractor fan and a uPVC double glazed window.



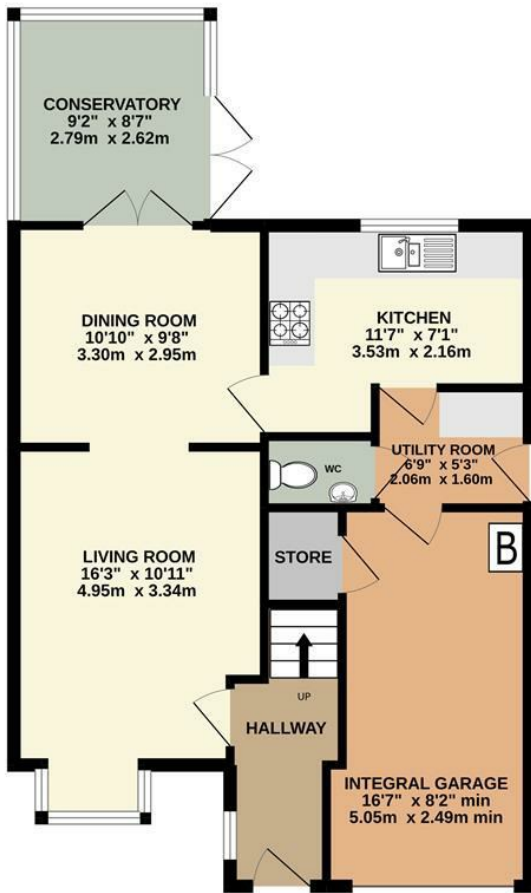
Outside

To the front of the house is off road parking for up to three cars. A path to the right hand side with gate, leads to the rear garden.

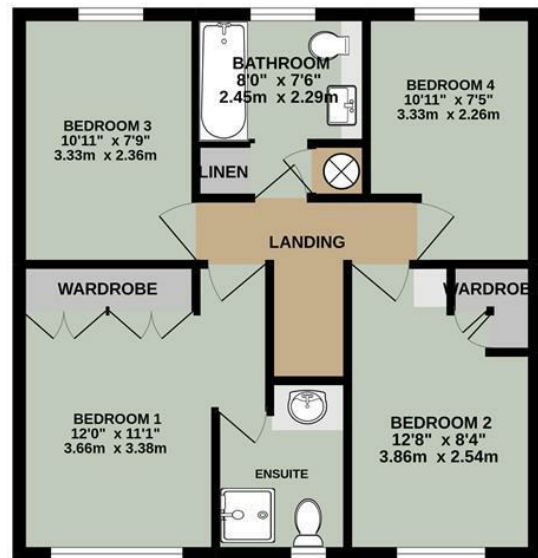
The rear garden is laid to a mix of flags and gravel for ease of maintenance and there is a high fence around and a wooden garden shed.



GROUND FLOOR
691 sq.ft. (64.2 sq.m.) approx.

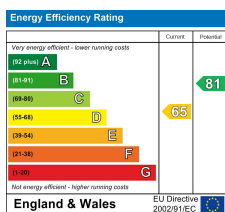


1ST FLOOR
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA: 1223 sq.ft. (113.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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